CVILLE PLANS TOGETHER

Response to Frequently Asked Questions from Spring/Summer 2021

August 2021

1 Existing Housing Conditions and Needs.....1

2 May 2021 Draft Future Land Use Map.....3

3 Affordability 5

4 Potential Impacts of Land Use Changes.....7

5 Implementation of the Future Land Use Map 9

6 Zoning.....10

7 Cville Plans Together Process and Outreach.....11

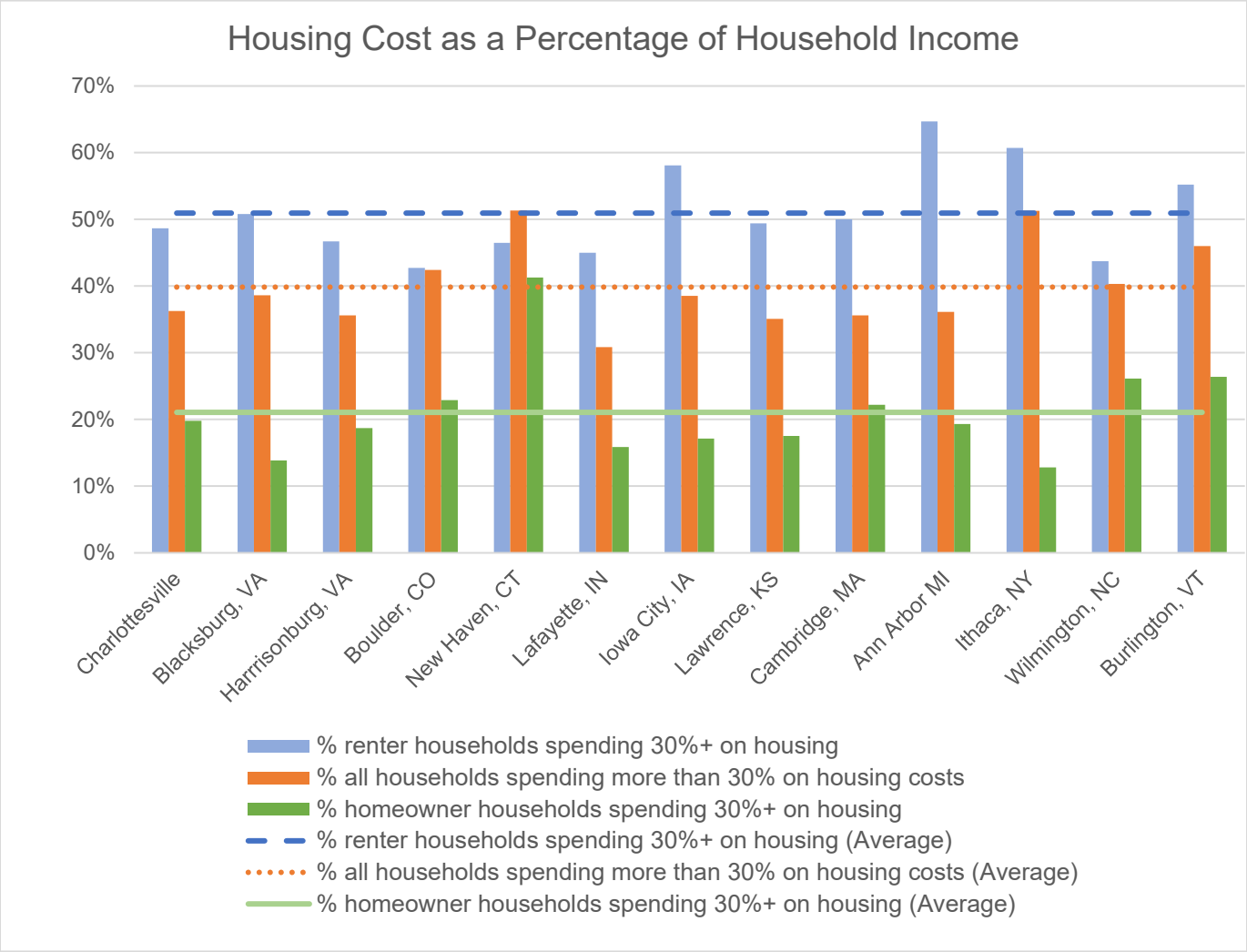
1 EXISTING HOUSING CONDITIONS AND NEEDS

1.1 What is the current housing need in Charlottesville?

- As noted on page 77 of the Affordable Housing Plan, the City of Charlottesville and Albemarle County are expected to add 15,000 households by 2040. Housing prices are growing rapidly as demand exceeds supply, and the region must build more housing to prevent pricing pressure, and to ensure that residents have equitable options to access schools, access jobs, and age in place. This regional need was further described in the March 2019 Comprehensive Regional Housing Study and Needs Assessment published by the Central Virginia Regional Housing Partnership of the Thomas Jefferson Planning District Commission. That document described many issues related to housing affordability in the region, including increasing rents and low vacancy rates.
- The City conducted an affordable housing needs assessment in 2018 to evaluate the housing market, quantify the need for affordable housing in Charlottesville, and to identify key barriers to housing. Key findings of this assessment include:
  - *Charlottesville has a need for more housing at all price points, and limited opportunities for new large-scale housing development.*
  - *Market pressures have resulted in increased rents and home prices, as well as displacement of low-income households.*
  - *The city has a particular gap of homes affordable to households earning 30% AMI or less.*
  - *The city's land use policies are a factor in the constrained supply of housing.*
- Further, the 2018 Needs Assessment identified that the city's affordable housing need was 3,318 units in 2017, with a projection of 4,020 units needed by 2040. (Considerations for these numbers include the number of cost-burdened renter households spending more than 30 percent of their income for housing, replacement of existing assisted housing units in poor condition, and housing needed to accommodate homeless individuals and families.) Over 2,700 renter households in Charlottesville currently pay more than 50% of their income on rent and utilities, with the majority of these households earning less than $35,000 a year.

1.2 How does Charlottesville's density, affordability, and growth compare to other similarly positioned cities in Virginia and other college towns across the nation?

- Looking at a selection of both Virginia localities and college towns across the United States (Charlottesville; Blacksburg, VA; Harrisonburg, VA; Boulder, CO; New Haven, CT; Lafayette, IN; Iowa City, IA; Lawrence, KS; Cambridge, MA; Ann Arbor MI; Ithaca, NY; Wilmington, NC; Burlington, VT):
  - *The US Department of Housing and Urban Development (HUD) defines Affordable Housing as housing for which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities. On average in these sample cities, 51% of renter households, 21% of homeowner households, and 40% of all households spend 30% or more of their income on housing costs. Though the*



rate in Charlottesville is nearly average in all three metrics, with 49% for renters, 20% for homeowners, and 36% for all households, there is significant room for improvement.

- *The average density based on 2019 ACS estimates was 4,913 people per square mile; Charlottesville's density is 4,599 people per square mile. (The highest is Cambridge at 18,252; removing Cambridge, the average is 3,802 people per square mile.)*
- *The average change in population between 2010 (Census) and 2019 (ACS estimates) was 7.0%; Charlottesville's rate was 8.3%. (The highest is Wilmington, NC, at 12.9%; removing Wilmington, the average is 6.5%.)*

1.3 How does the percentage of R-1 (single-family) zoned land in Charlottesville compare to other cities?

– In many cities in the United States, an average of about 75% of the residentially-zoned land only allows single-family detached homes. Charlottesville sits close to that number at 70%.

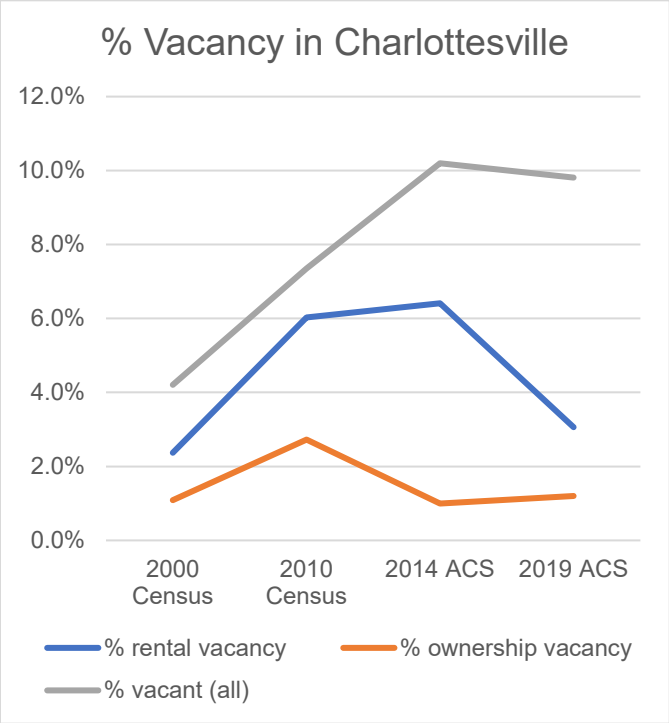
1.4 What housing is planned or being built already?

– Neighborhood Development Services records showed that as of June 30, 2021, there were approximately 360 units approved (with around half as multifamily, including townhouse) and approximately 720 units (approximately 400 multifamily) under construction. Projected occupancy and rental rates are not available for these units.

1.5 What are the current housing vacancy rates?

– In general, rental vacancy rates are higher and more volatile than ownership property vacancy rates. In Charlottesville, at the 2000 Census, there was 1.1% vacancy rate for ownership units, and a 2.4% vacancy rate for rental units. As of the 2019 ACS 5-year estimates, there was a 1.2% vacancy rate for

ownership units and a 3.1% rental vacancy rate. Both of these represent constrained conditions.



2 MAY 2021 DRAFT FUTURE LAND USE MAP

2.1 *How is the Future Land Use Map related to zoning and the Affordable Housing Plan?*

- The Future Land Use Map (FLUM) is a part of the Land Use, Urban Form, and Historic and Cultural Preservation Chapter of the 2021 Comprehensive Plan update.
- The draft FLUM incorporates land use recommendations from the Affordable Housing Plan, including increased intensity of allowed residential development throughout the city, particularly in areas close to transit, and in neighborhoods that have historically been inaccessible to all (due to housing cost, exclusionary zoning provisions, etc.) However, the land use map itself is not enough to support affordability. The chapters of the Comprehensive Plan contain additional strategies from the Affordable Housing Plan that can help to ensure enhanced housing affordability and protections for displacement.
- The FLUM itself is not zoning. It is a guide for development. It can be (and generally is) used when evaluating development proposals. An update to the Zoning Ordinance will follow the adoption of the Comprehensive Plan. The land use categories that are shown on the FLUM may allow several different types and levels of zoning.

2.2 *How is the May 2021 Draft FLUM different than the current Future Land Use Map?*

- Many of the land use categories support the potential for change in neighborhoods, as well as in existing commercial areas and along corridors.
- One of the most significant potential changes is within neighborhoods currently zoned for single-family zoning. 70% of the residentially-zoned land in Charlottesville is currently zoned for single-family development (though many neighborhoods contain older homes that are not single-family, such as duplexes).
- An explicit goal of the Cville Plans Together process is to support a range of housing types in all neighborhoods. The General Residential category (the lowest intensity of residential development on the proposed FLUM) sets the stage for allowing up to three units of housing on all residential parcels in the city [amended to up to 4 in August 2021], while the Medium Intensity Residential category allows up to 12 (depending on the parcel characteristics and the surroundings) and the High Intensity Residential category allows 13 or more units per building. In addition, the mixed-use land use categories all support residential development, at a variety of scales.

2.3 *How does the Future Land Use Map support equity, a key priority of the Cville Plans Together process? How can the future land use map improve affordability?*

- Land use policies in Charlottesville – as in many places in the country – have not always been fair. Communities of color and lower-income communities have a history of being displaced from their homes as the pressures of rising costs increase with new development.
- When we talk about prioritizing equity in this process, we're talking about ensuring that we are providing Charlottesville residents opportunities to achieve the things that they need to have a good quality of life – for example, high-quality housing of various scales, affordable at a variety of levels; efficient, reliable, and safe transportation options; healthy and accessible food sources; and a variety of jobs and training opportunities.
- The land use map provides a land use vision. It does not provide details related to

implementation of the vision. While the land use vision alone cannot solve the city's housing affordability needs, when paired with other policies and funding, the Future Land Use Map can help provide more affordable options for all throughout the city.
- In order to achieve this vision along with goals related to affordability and mitigation of displacement, development will need to be paired with requirements, incentives, and subsidies to support these outcomes.

2.4 Why does the map propose to remove all single-family zoning?

- The Future Land Use Map is not a zoning map, but they are related. One of Cville Plans Together's major priorities is to provide additional housing options throughout the city. By allowing house-scaled "soft density" (as of the August 2021 draft, this allows up to 3 units per lot, with a 4th allowed if affordability requirements are met), we believe the Future Land Use Map can support this vision while maintaining the unique character of each neighborhood.
- It is important to note that the intent is to allow and incentivize additional units, and provide additional options for those who wish to develop their property, but no one will be required to develop their property, and it will not be made impossible to develop single-family homes in most areas that currently allow only single-family homes today.

2.5 Isn't there an opportunity for infill development, or adaptive reuse of underutilized parking lots or commercial centers, such as malls, instead of putting more housing in existing neighborhoods?

- The Comprehensive Plan supports both increasing intensity of use on this type of underutilized property and finding opportunities for adaptive reuse and infill in all neighborhoods in the city, particularly those that have historically lacked a variety of affordable housing options.

2.6 Why are only some locations targeted for "Medium Intensity" development vs. General Residential? Wouldn't it help affordability if more areas allowed that type of residential development?

- Our approach to Medium Intensity areas focused largely on areas near community amenities (including parks and schools) and along corridors. We believe this approach best supports improvements to the transit, walking, and biking infrastructure that can ensure that these areas are safely accessible for these types of transportation.

2.7 Will there be defined transition areas between General Residential and Higher-intensity Residential or mixed use categories to provide buffer and to transition height?

- Though the Comprehensive Plan future land use map is more generalized, the Zoning Ordinance will outline multiple districts that may be applied for each Future Land Use Map category. For example, if your backyard abuts an urban corridor that's higher than your house (or house-sized multifamily development that may occur in General Residential areas), then the zoning regulations dictate how those buildings meet the lot line and how they can begin to step down to the existing adjacent development.

2.8 We need more focus on homeownership opportunities and not just rentals.

- We agree that there are many priorities to be considered. Homeownership is a priority in the Affordable Housing Plan, and the Future Land Use Map categories allow for increased development of homeownership opportunity housing throughout the city. Please see page 113 in the Affordable Housing Plan for more information.

2.9 Why are there no new green spaces shown on the map?

- The Comprehensive Plan presents a generalized view of development in the city. On the small scale, we anticipate that the Zoning Ordinance will include requirements for green space (to potentially include, but not be limited to, parks, open spaces, forested areas, community gardens, and urban agriculture) with new development, particularly larger-scale development. On a city-wide scale, the Community Facilities & Services Chapter contains several goals that recommend the acquisition of new park spaces for a variety of uses, to be carried out by the Parks & Recreation Department in a separate process.

2.10 Will the Comprehensive Plan and Zoning Ordinance define more specifically allowable heights, taking into consideration adjacent development, topography, and viewsheds?

- The Future Land Use Map as currently drafted includes recommended allowable height

maximums, with considerations related to height of neighboring properties, topography, viewsheds, and more.
- The maximum heights are shown more generally for all areas of the city. As we move forward to the more detailed zoning map, these heights may not be appropriate for all areas of the city. Zoning will break down these land use areas into different categories. It may be that the maximum by-right height that we are listing for these land use categories on the Comprehensive Plan may not apply in all these areas in the city.

2.11 How are historic properties being considered? Will the existing "historic" restrictions to exterior changes on many of the properties in this area prohibit changing to higher density on those lots?

- We know that historic properties are a very important part of the fabric of Charlottesville. History in general is an important part of the city.
- We have proposed potential future land uses and policies that encourages retaining these historic structures and maintaining the guidelines around them in these historic areas while allowing increased intensity of uses, including residential uses. The plan prioritizes retention of structures, wherever possible, with a focus on adaptive reuse and infill rather than demolition.
- As currently allowed, any changes that happen within historic structures themselves - such as if the use changes and the interior is divided into several units - would require the building to follow applicable design guidelines and go through a review process.

3 AFFORDABILITY

3.1 Density does not equal affordability. Can this plan actually help Charlottesville achieve the affordable housing levels it needs?

- We agree that density on its own is not a full response to the affordability needs of Charlottesville. The Future Land Use Map is only one piece of the plan to achieve a more affordable Charlottesville. The Affordable Housing Plan lays out several different strategies, which have been incorporated into the draft Comprehensive Plan.
- As described on page 54 of the Affordable Housing Plan, with $10M in average annual spending over ten years, Charlottesville could grow its existing stock of subsidized homes by nearly 70 percent, preserve nearly 40 percent of existing subsidized housing at risk of becoming unaffordable or obsolete, and provide direct assistance annually to up to 2,000 households facing housing instability.
- Combining subsidy tools with land use reform and tenants' rights tools will potentially decrease costs and expand program benefits, further increasing the impact of public dollars. Of the other tools, inclusionary zoning would directly contribute to the production of additional homes, which are not included in the estimates above.

3.2 Are there real-world examples where citywide upzoning has meaningfully increased the supply of affordable housing stock?

- Charlottesville is looking to take a bold stand to address the community's housing needs. Though there have been several other cities that have taken up the issue of re-thinking single-family-zoned areas, they are generally cities that are larger than Charlottesville. For example, in 2019, Minneapolis allowed up to three units on any residential lot, with multifamily development allowed by-right along transit lines. In 2020, Portland, Oregon, allowed triplexes and quadplexes in single family areas.
- Because these are relatively new programs, the information that is available does not include longer-term outcomes. In some cases, short-term outcomes have not led to a large number of affordable units being built. Some analyses of these programs note that in order for the changes to be most successful, changes in the number of allowable units must be paired with changes to other requirements, such as those related to building form, lot size, parking requirements. These features will all be reviewed for revision as part of the update to the Zoning Ordinance, in order to support the outcome of more affordable housing.
- The Comprehensive Plan performance measures will include ways to track Charlottesville's progress on increasing the number of affordable units.

3.3 Would the proposed land use changes create pressure for development of lower valued lots and thus displacement of lower income homeowners and renters?

- The Affordable Housing Plan calls for land use policies that create more housing in areas of opportunity such as near main transit lines, jobs, or in mixed-income neighborhoods, *and*

for policies designed to prevent displacement of low-income residents due to increased investment and rising housing costs. Any up-zoning (which would allow more development on a site than is currently allowed) must therefore be undertaken primarily in areas where these pressures will be limited.

- Increasing the development allowable by right makes land more valuable and thus more attractive to investors, which can cause displacement pressures. One thing to note is that though we are looking at the potential for increasing the allowable residential development level throughout the city, the zoning rewrite will tailor regulatory provisions to individual areas, and this will not be a "one size fits all" approach to zoning.
- Though the proposed Future Land Use Map includes a proposed General Residential category that, in most cases, would allow more development on all residential parcels, we have proposed a Sensitive Community areas layer on the Future Land Use Map that outlines areas that need further assessment during the zoning rewrite due to sensitivity to development and displacement pressures. In these areas, additional affordability requirements, incentives, or other tools may be used to support goals of increasing affordability without displacement.

3.4 Won't this just mean more luxury apartments and more money for developers and commercial landlords?

- The Zoning Ordinance rewrite will define affordability requirements that will ensure that new development contributes to achieving the goal of a more affordable Charlottesville, with housing available at all levels.
- In addition, the funding allocation targets in the Affordable Housing Plan (page 55) prioritize funding at the lowest income levels, with additional support for other income levels up to 80% Area Median Income.

3.5 When affordable housing is built and initially sold or rented what will prevent it from being subsequently sold or rented at a much higher price a few years later?

- The Affordable Housing Plan recommends several ways that affordability can be required or incentivized in the longer term. For example, this could include negotiating extended affordability for projects that received City-sponsored gap financing (page 115 of the Affordable Housing Plan) and building affordability incentives into down payment assistance programs (page 135).

3.6 What is the university's role in addressing affordability, and how is the City working with UVA on this topic?

- In March 2020, UVA announced a goal to support the development of 1,000 to 1,500 affordable housing units in the city and Albemarle County over the next decade.
- UVA is going through a strategic planning process, and has been working with an Advisory Group to address this goal. Representatives from both Albemarle County and the City sit on the Advisory Group.
- In the Affordable Housing Plan, there are several strategies identified as key collaboration areas between the City and UVA. As summarized on page 27 of the Affordable Housing Plan, recommendations include development of an inclusive planning and decisionmaking process for UVA housing investments, commitments to affordability targets, supporting homeownership as well as rental properties, and providing enhanced tenants rights for UVA-funded developments.
- In addition, the University has opened a Center for Community Partnerships on West Main Street, and intends to use this space to increase collaboration with the Charlottesville community, on a variety of topics.

3.7 Is there a way to ensure that affordable units are not only used by students?

- It is important to note that while student housing and the presence of the university do play a role in adding affordability pressures in the city, students do need housing, and often become active, long-term members of the Charlottesville community. All must be considered in this process.
- Recognizing the need to contribute to housing solutions for students, the University has outlined goals for housing more students on campus. In the 2030 Strategic Plan (page 26), UVA identifies an initiative to establish a series of residential communities that will house all first- and second-year students on Grounds.
- On the City side, the Zoning Ordinance currently limits how many unrelated people are legally allowed to live in a dwelling unit together, with lower limits in University-designated districts. This will be reviewed along with the rest of the Zoning Ordinance following the completion of the

Comprehensive Plan.

3.8 *What is the County's role in addressing regional affordability? How are the City and County working together on this?*

- The Charlottesville Affordable Housing Plan includes Regional Collaboration as a guiding principle, and lays out strategies for establishing funding agreements, aligning land use changes, and creating a more regional housing advisory structure.
- Recognizing that residential development in the County has not kept pace with housing demand, the County embarked on a three-phase Housing Policy update process starting in 2019. The resulting policy framework, called Housing Albemarle, outlines recommendations for a new County Housing Policy. Among other things, this policy calls for allowing and incentivizing a variety of housing types and increasing the supply of affordable and workforce housing. Soon, the County will begin a Comprehensive Plan update process that will address the housing policy recommendations outlined in this document, as well as other updates.
- The City and County meet on a regular basis to discuss issues related to transportation, land use, and other elements that are vital to achieving the goals of the Comprehensive Plan. Continued coordination will include discussion of the Comprehensive Plan goals and strategies.

3.9 *Why does the Affordable Housing Plan include a racial element to the meaning of the word "gentrification"?*

- On page 40, the Affordable Housing Plan states, "Gentrification occurs when private or public investment leads to changes in the racial or economic composition of a neighborhood toward higher incomes and more White residents." It was noted during the comment period that race is not generally a factor in many definitions of the word "gentrification," which is defined by the Merriam-Webster dictionary as "a process in which a poor area (as of a city) experiences an influx of middle-class or wealthy people who renovate and rebuild homes and businesses and which often results in an increase in property values and the displacement of earlier, usually poorer residents."
- Though gentrification may not always have a racial component, data points toward this being the case in Charlottesville. As the Affordable Housing Plan states on page 43, there was a 13% increase in White homeowner households in the city between 2010 and 2018 (an increase of 814 households), and a 12% decrease in Black homeowner households (a decrease of 196 households). Looking at a smaller scale, for example, in the Census Block Groups that encompass 10th & Page and Rose Hill: between 2010 and 2018, White homeownership increased more than 220% in 10th & Page and 150% in Rose Hill while non-White homeownership increased by 1 unit in 10th & Page and decreased by 29% in Rose Hill.
- This is only a small example, and potential impacts of gentrification will vary throughout the city. Racial equity has been a significant theme of community engagement throughout this process, and it was important that we recognize that input in our planning.

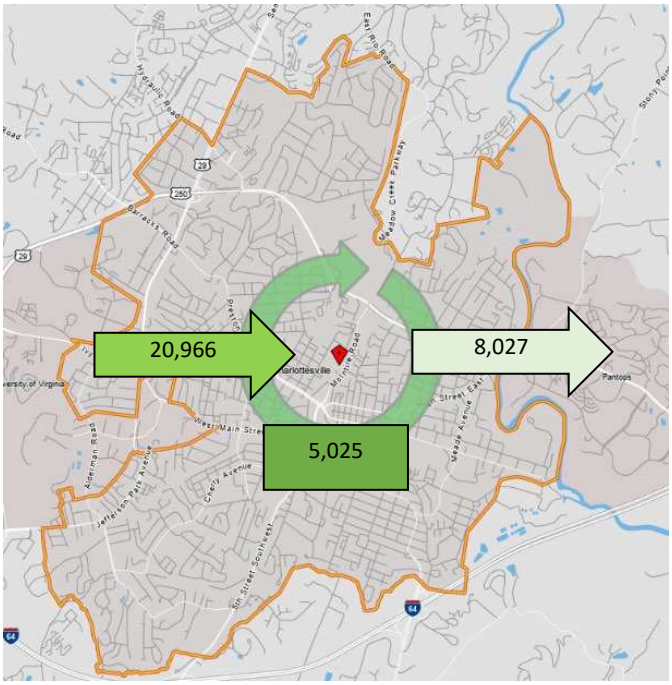
3.10 *Is there any focus on increasing jobs and incomes so people can afford better housing?*

- Yes, the Economic Prosperity & Opportunity chapter outlines several strategies aimed at supporting community economic development and improving access to jobs. In addition, the Future Land Use Map allows for limited commercial development in all areas of the city, with several corridors and nodes with more significant mixed-use opportunity.

4 POTENTIAL IMPACTS OF LAND USE CHANGES

4.1 *Won't more people living in the city mean more traffic?*

- By allowing and supporting more housing within the city, along with better opportunities to travel around town by bus, walking, or biking, the Comprehensive Plan aims to reduce vehicle miles traveled in the city.
- As of 2018, more than 20,000 people commuted into the city for work. While these trips would not cease completely with additional housing in the city, more housing options that are more affordable means that those who would prefer to work and live in the city have more opportunities to do so.



4.2 How will transportation/traffic, stormwater, and other infrastructure needs be addressed to adjust for increase in intensity of uses?

- Planning for transportation, utilities, and other infrastructure occurs on a regular basis, both regionally and locally. The Comprehensive Plan will include measures for including the implementation of the Future Land Use Map and other Plan strategies in those ongoing infrastructure planning efforts.

4.3 My property has a restrictive covenant, dictating what I can or cannot build on my property. If this does not align with future zoning on my property, what does that mean as far as what I can do on my property?

- It is important to note that the potential addition of additional development options in residential areas that are currently comprised of mostly single-family homes does not require development of additional residential units on lots. The intention of the proposal for future land uses – currently in draft form – is to allow additional development options for property owners.
- In June 2021, the City Attorney provided a Memorandum with guidance on this topic to Council and the Planning Commission. You can read it here.
- As noted in the Memorandum:
  - *"Where private covenants exist, the requirements of those covenants apply separately from, and in addition to, the City's zoning district regulations. Any use of land must comply with both the City's zoning ordinance—as it may be amended from time to time—and with any applicable restrictive covenants."*
  - *"Private restrictive covenants and City zoning regulations are completely separate. They both impact land uses, but their legal underpinnings, and their interpretation and enforcement, are fundamentally different."*
  - *"A zoning ordinance, in and of itself, does not have any impact on whether a group of landowners may, among themselves, enforce a private restrictive covenant. Neither does the existence of a private covenant deprive a locality of the right to exercise its zoning authority to allow or prohibit uses of land, based on the locality's determination of what land uses will best promote the public welfare."*
- In the update to the Zoning Ordinance (which is not yet underway), if a property is zoned for a use that is not allowed under a private restrictive covenant, any residential uses that had lawfully been established on those lots prior to the rezoning would become "nonconforming uses." As noted in the memorandum:
  - *"A nonconforming use may continue indefinitely, but depending on the specific provisions of a particular locality's ordinance, that use may be subject to restrictions on structural changes (expansion) or replacement."*

4.4 I am concerned about my property value going up, due to the potential for increased development intensity. I'm concerned I won't be able to afford my property taxes. How can the City address this?

- The City of Charlottesville currently provides several property tax relief programs targeted to low-income, elderly, and disabled homeowners. The Real Estate Tax Relief (RETR) program provides real estate tax relief to the elderly and disabled (including veterans). RETR is enabled at the state level but implemented differently in each locality. The Charlottesville Housing Affordability Program (CHAP) provides grants to low-income homeowners who do not qualify for

RETR, providing grants from $500 to a full abatement depending on income (up to $55K). The Affordable Housing Plan recommends that the City of Charlottesville should assess and consider expanding this program, as it is crucial to limiting cost burden for low-income homeowners living in areas with appreciating property value (typically areas of growing opportunity).

4.5 Won't my property value go down if higher-intensity development is allowed or happening nearby?

- Many studies have shown that having higher-intensity mixed use or multi-unit housing development near to single-family homes does not negatively impact the value of single-family homes. This literature review, completed for the Delaware Valley Regional Planning Commission, contains a summary of findings from four studies on this topic, starting on page 4.

4.6 Have you modeled the impact of housing density on Charlottesville City Schools?

- No, we have not modeled this as part of the Comprehensive Plan process. The implementation of the Future Land Use Map will take place over many years, and the development and housing intensity levels are shown are providing the opportunity for development but not mandating it on private property. As with other infrastructure needs in the city, school planning happens on a regular basis, and will respond to development that takes place as part of the implementation of the Future Land Use Map.

5 IMPLEMENTATION OF THE FUTURE LAND USE MAP

5.1 How will the Future Land Use Map look on the ground? How will it be implemented?

- The land use map supports the opportunity for change throughout the city. Even if the land use shown on your property is very different than your current land use, it does not mean that you need to redevelop your property.
- The Future Land Use Map will be used as a guide for development over roughly the next 20 years. Development of private properties occur if and where property owners decide to develop their properties. The City has committed to funding affordable housing initiatives and strategies, and may focus attention in specific areas or to address specific priorities in certain years.
- The zoning rewrite that will follow the Comprehensive Plan update process will rewrite the Zoning Ordinance to reflect the future land use vision and to address other needed updates (as described in the draft Comprehensive Plan chapter called, "Land Use, Urban Form, and Historic & Cultural Preservation.") One of the major priorities of the zoning rewrite is to make it easier to develop housing in the city, with more development allowed by-right if it meets the requirements in the ordinance.
- Once the zoning is changed, if you want to make changes to your property, you may need to consider new requirements.

5.2 In the draft Land Use, Urban Form, and Historic & Cultural Preservation chapter, is the City encouraging demolition of homes as a metric for success?

- The purpose of the Measure of Progress that calls for tracking of demolition permits is not to encourage demolition, but to track the number of demolitions, with a goal to mitigate demolitions where feasible, as supported by strategies in that chapter. This is being clarified in the revised document.

5.3 Will the city plan and track implementation of improved and expanded infrastructure to meet the requirements of planned growth?

- Yes, the City will track measures of progress related to infrastructure needs and will incorporate this information into standard infrastructure planning, which is an ongoing process both locally and regionally.

5.4 How will local waterways and trees be protected?

- Though parcels on the Future Land Use Map are filled in full with the various land use category colors, the actual developable area of a site will vary based on environmental conditions and other constraints.
- The City currently has a Critical Slopes Ordinance that limits and regulates development on critical slopes, which are slopes within the city that are critical to related environmental factors, such as runoff. We will conceivably continue those ordinances as a part of the upcoming zoning code rewrite. There are also zoning requirements related to tree canopy, and the zoning rewrite will examine whether there is an opportunity to add further protection for Charlottesville's

canopy.

5.5 If the Future Land Use Map should be executed to reflect its full vision, what would Charlottesville look like in the year 2031? How many people are anticipated to live here in the future under this plan?

- A major priority is that by 2031, the City will have been able to dedicate funding, staff resources, and other support needed to achieve the overarching goal of increasing access to affordable housing options throughout the City. The Affordable Housing Plan lays out a recommendation to dedicate $10M per year to fund affordable housing [over 10 years], to (1) increase the number of subsidized affordable homes by 1,100 homes (on top of an existing stock of 1,630 actively subsidized homes), (2) preserve 600 existing subsidized affordable homes, and (3) stabilize 1,800 to 2,200 owner and renter households facing housing instability. (See page 48 of the Affordable Housing Plan.)
- The Cville Plans Together process has not established a population projection or ideal end goal for population growth. Because the land use plan does not provide details that will be described in the zoning ordinance, and because the plan calls for a focus on infill and adaptive reuse rather than only development of undeveloped space, it is difficult to quantify at this time what type of development the market in general, and specific property owners, may support.

5.6 What will be the outcome in terms of percentage of multi-family versus single-family homes? How many will be apartment buildings? What will the average price be of these new units?

- The process has not set goals for multi-family housing vs. single-family homes, though one goal is to work toward changing the proportion of the residential mix in each neighborhood, with access to a variety of housing types in all areas of the city. This has been identified as a priority through community input, both to increase access to opportunities to live in all neighborhoods in the city, but also to support aging in place, walkability, and more.
- There are no average prices established, though the Comprehensive Plan, as drafted, calls for affordability requirements at various levels, to be explored further in the zoning rewrite. The Inclusionary Zoning policy process will include a detailed feasibility analysis including a financial feasibility assessment for market rate development. We anticipate that the scenarios will include a mix of multifamily and single-family development.

6 ZONING

6.1 What constitutes a housing "unit"?

- In the current zoning ordinance, a dwelling unit is defined as "a building, or any portion thereof, containing a complete set of living accommodations suitable for occupancy by one (1) or more persons, consisting of sleeping, bathroom, and complete kitchen facilities, and having either direct access from the outside of the building or through a common hall to the outside of the building."
- The current Zoning Ordinance also defines a "housekeeping unit" which is the number of persons who can legally live together in one dwelling unit.

6.2 Has an analysis been performed on how many parcels are suggested as a down zoning of the current ordinance, by height, by density, etc.?

- The Comprehensive Plan Future Land Use Map is not as specific as the Zoning Ordinance. Since we have not yet begun to define the details of the Zoning Ordinance (which will define exactly what height, density, etc. may be allow on specific lots), we have not performed that analysis.

6.3 If you're looking to reduce on-site parking, but increasing density, where will people park, especially in areas with narrow streets?

- The Future Land Use Map and other Comprehensive Plan goals and strategies support a more walkable, bikeable Charlottesville, with improved transit systems. However, we recognize that many will still need or prefer to use vehicles. The Zoning Ordinance will define parameters for parking based on number of units. In some cases, depending on context and zoning category, parking requirements may be reduced to help aid housing affordability and development potential of the site. For most "missing middle" housing types, the standard for parking is one parking spot per unit.

6.4 Will lot size determine how many units can be built?

- Yes, lot size may be a factor in how many units can be built. The Zoning Ordinance will define details about minimum and maximum

lot sizes needed, how property subdivision may work, etc.

6.5 *Will there still be Special Use Permits (SUPs) with the updated zoning map and ordinance?*

- Special Use Permits will likely not disappear completely, but one major priority of this effort is to include Zoning Ordinance features that support most development of housing by-right, without a special use permit. The current draft of the Land Use, Urban Form, and Historic & Cultural Preservation Chapter identifies changes that should be explored in the zoning rewrite to increase the production of housing, at a variety of scales. One of these potential changes is incorporating transition zones and restructuring restrictions on height, density, setbacks, and parking to ensure that multifamily and mixed-use developments are feasible by-right without a special use permit.

7 CVILLE PLANS TOGETHER PROCESS AND OUTREACH

7.1 *How long has this process been going on?*

- The Comprehensive Plan update has been in progress since 2017. You can find out more about meetings held in 2017 and 2018 here.
- At the end of 2019, the Cville Plans Together team was contracted by the City's Department of Neighborhood Development Services to continue and complete updates to the Comprehensive Plan, as well as complete an Affordable Housing Plan and a Zoning Ordinance rewrite.

7.2 *Why is this process happening during the COVID pandemic?*

- After the City Council enacted the Continuity of Government Ordinance in the spring of 2020, the City Manager and staff determined that staff and the project consultant should continue the planning process under a modified system of engagement including virtual communication and feedback options.

7.3 *How have you been making residents aware of this process?*

- We have used a combination of flyers and door hangers, news alerts from the City's Communications Department, media engagement, regular updates via a project-specific email list, outreach through local resident Peer Engagers and the Steering Committee, and social media (Twitter/Facebook/Instagram).
- In March 2020, announcements about the project were made through the City's website.
- In May 2020, a separate project website was established and announced via press release along with the May 2020 engagement information.
- In July 2020, an announcement was mailed through City billing packets, coupled with radio talk show appearances, press releases, flyers, email announcements, and other outreach.
- A series of virtual meetings were conducted in 2020, in two community input periods in May-June 2020 and October-Nov 2020. These included virtual Planning Commission and Council meetings, small group discussions, Steering Committee meetings, community webinars, and more, all completed virtually (including a phone-only option).
- Looking at the most recent May-June 2021 engagement period, we used a variety of strategies to share information (including through door hangers, lawn signs, press releases, email listserv notifications, social media, and digital ads). We held six in-person pop-up events, and there were two community webinars.
- More information about all engagement activities can be found here, under the "Community Input and Activities" tab.